

City of Saint Paul

Signature Copy Resolution: RES 10-1165 City Hall and Court House 15 West Kellogg Boulevard

Phone: 651-266-8560

File Number: RES 10-1165

Approving a bridge resolution for the District 9 commercial zoning study.

WHEREAS, on July 7, 2010, the City adopted a new District 9 Area Plan as an addendum to the City's Comprehensive Plan; and

WHEREAS, the District 9 Area Plan's Job and Economic Development Strategies calls for the preservation of businesses and jobs in the District while at the same time complementing the District's Housing Objectives; and

WHEREAS, a long standing land use in the District has recently vacated its use of a parcel of land and the Council find that this parcel is significant as a "gateway parcel" to District 9 because the said parcel abuts lands to the North which are presently zoned B5 Central Business Service and TN2 Traditional Neighborhood; and

WHEREAS, the Council finds that the present B3 General Business zoning classification of the said gateway parcel may not further the objectives contained in the District 9 Area Plan's Job and Economic Development Strategies or the Area Plan's Housing Objectives given the B5 and TN2 zoning classifications of the parcels abutting the gateway parcel and that it was not anticipated at the time of the adoption of the Area Plan's Land Use Mix that the use of the gateway parcel would be vacated; and

WHEREAS, the City Council therefore finds it necessary to request the planning commission to undertake a zoning study to assess whether the B3 zoning classification of the said gateway parcel and the parcels specified herein which are adjacent to the gateway parcel within District 9 would further the District 9 Area Plan's Job and Economic Development Strategies calling for the preservation of businesses and jobs in the District while at the same time complementing the District's Housing Objectives; and

WHEREAS, during the period in which the said zoning study is underway, the City Council desires to maintain the status quo regarding land use in the area surrounding the gateway parcel by immediately and temporarily prohibiting the issuance of zoning and building permits or approvals which would permit development in the area described herein which would or could be inconsistent with the District 9 Area Plan's Job and Economic Development Strategies and Housing Objectives until such time as the planning commission's zoning study of this matter has been completed and the City Council has taken action on the recommendations contained therein; NOW,

THEREFORE, BE IT RESOLVED, that the Council of the City of Saint Paul, based upon the findings noted above and for the general welfare of the public, deems it necessary to hereby immediately prohibit the issuance or approval of any zoning and building permits which would permit development within that area of the District 9 Planning District described in this resolution which would or could be inconsistent with the District 9 Area Plan's Job and Economic Development Strategies and Housing Objectives, until the expiration of twelve months as provided in Minn. Stat. § 462.355, Subd. (4), or until such earlier time as the Council has taken action on the File Number: RES 10-1165

recommendations contained in the study; AND,

BE IT FURTHER RESOLVED, as provided in Minn. Stat. § 462.355, Subd. (4), the Council of the City of Saint Paul will, in conformance with City Charter § 6.05, subsequently enact a separate interim ordinance, consistent with the intent of this resolution as set forth above and, for the purpose of complying with the time limit imposed on interim ordinances under Minn. Stat. § 462.355, Subd. (4), the effective date of the said interim ordinance shall be the effective date of this resolution and, finally, upon the effective date of the said interim ordinance, the regulatory effect of this resolution shall terminate with no additional action on the part of this Council; AND

BE IT FINALLY RESOLVED, for the purpose of this interim zoning ordinance, that the area of the study and the area which is subject to the said zoning and building permit approval restrictions shall be defined as follows: Grand Avenue on the north; on the west, Smith Avenue to West 7th Street, southwest on West 7th Street to Goodrich; Goodrich Avenue on the south; on the east, Dousman Street to West 7th Street, northeast along West 7th Street to McBoal, and then Leech Street on the east from the alley to Grand Avenue; provided that any parcels with in this area that are presently designated with a RT1, RT2, RM1, and/or RM2 zoning classification shall be exempted from the planning commission's study as well as the zoning and building permit approval restrictions enacted by the interim ordinance.

At a meeting of the City Council on 10/27/2010, this Resolution was Adopted.

Yea:	7	Councilmember Bostrom, Councilmember Carter III, Councilmemb		
		Harris, Councilmember Helgen, City Council President Lantry,		
		Councilmember Thune, and Councilmember Stark		

Nay: 0

Vote Attested by Council Secretary	Trudy Moloney	Date	
pproved by the Mayor	Chiff B. Colema	Date	
	Chris Coleman		